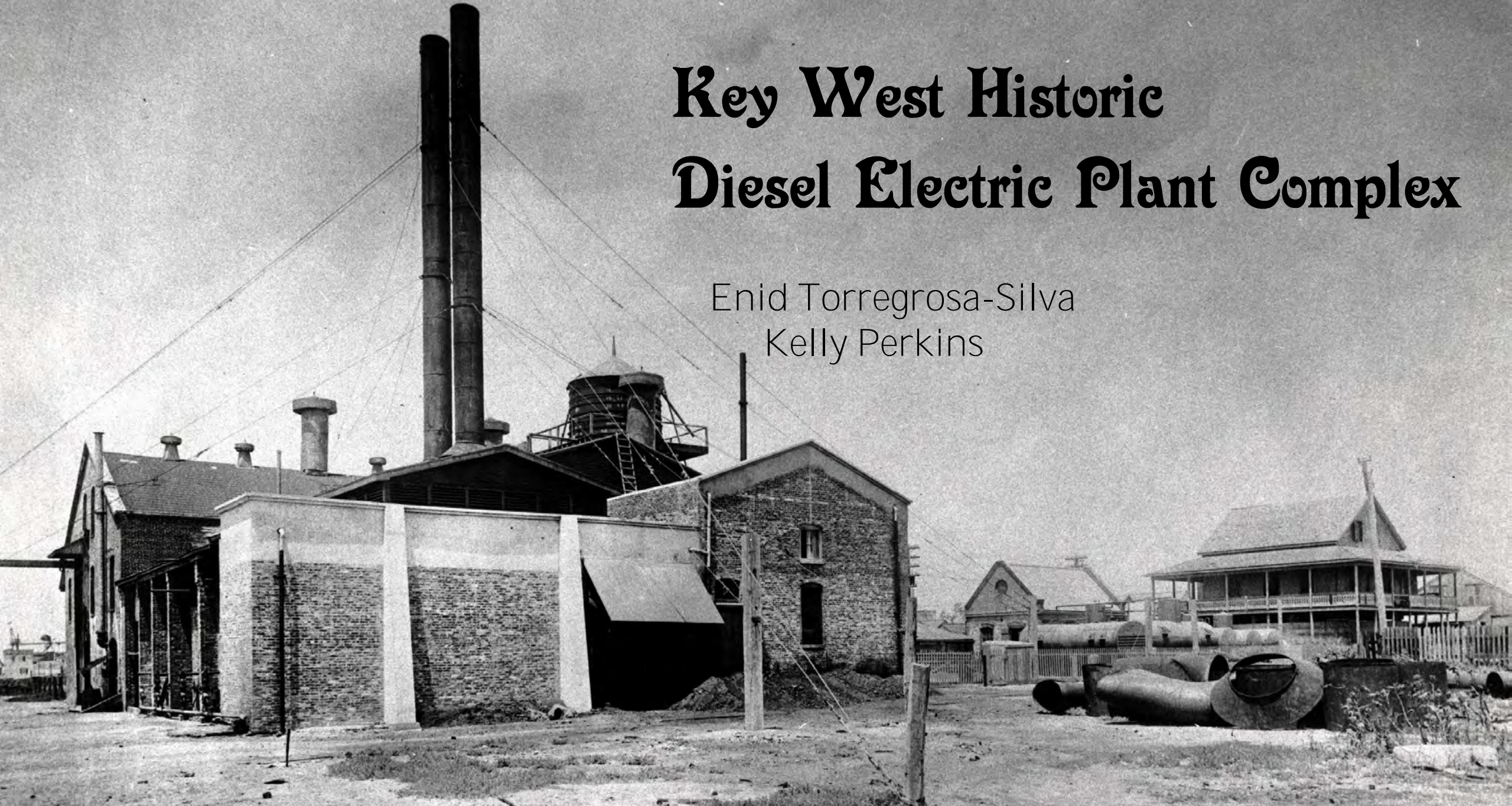
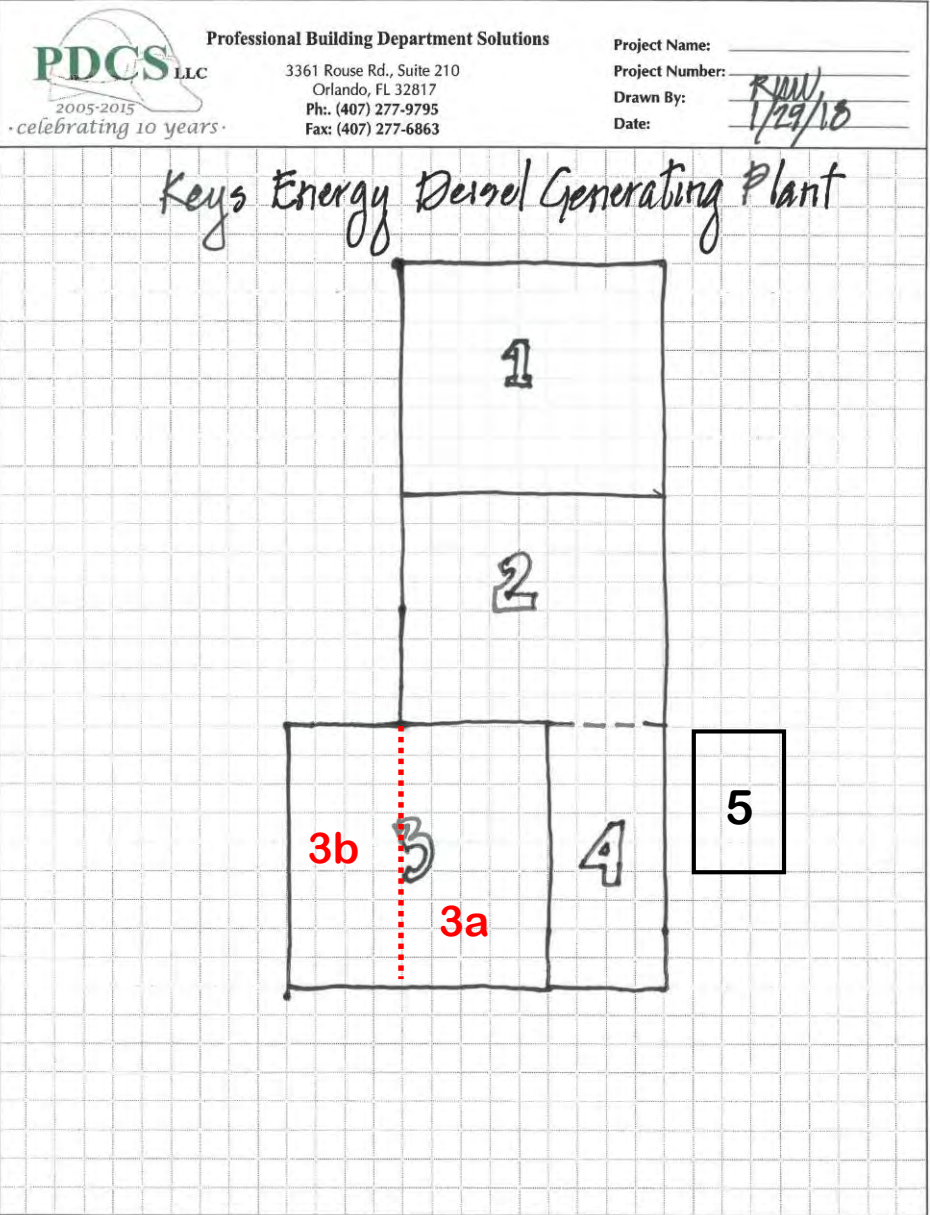
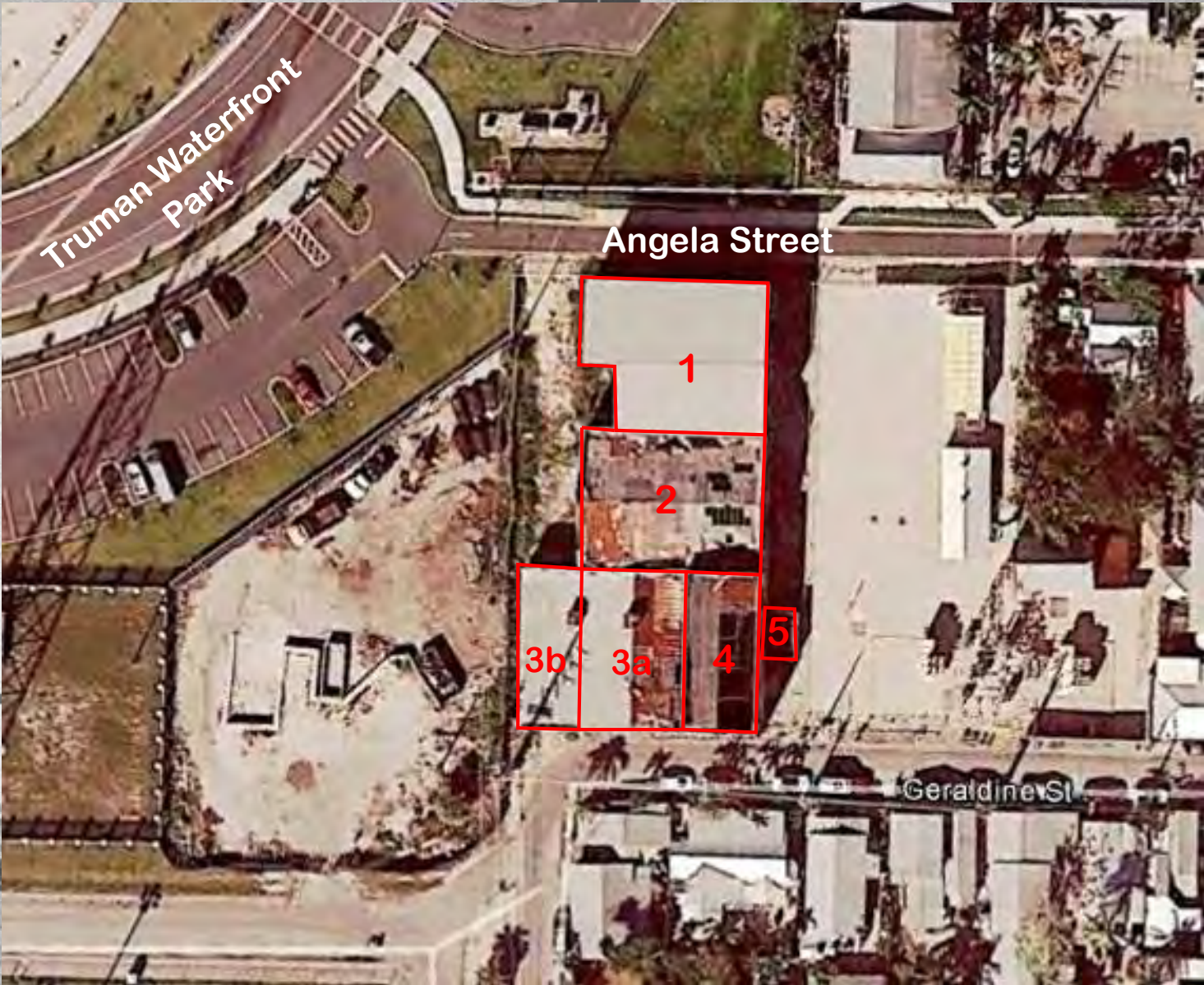


Key West Historic Diesel Electric Plant Complex

Enid Torregrosa-Silva
Kelly Perkins



Complex Layout



History

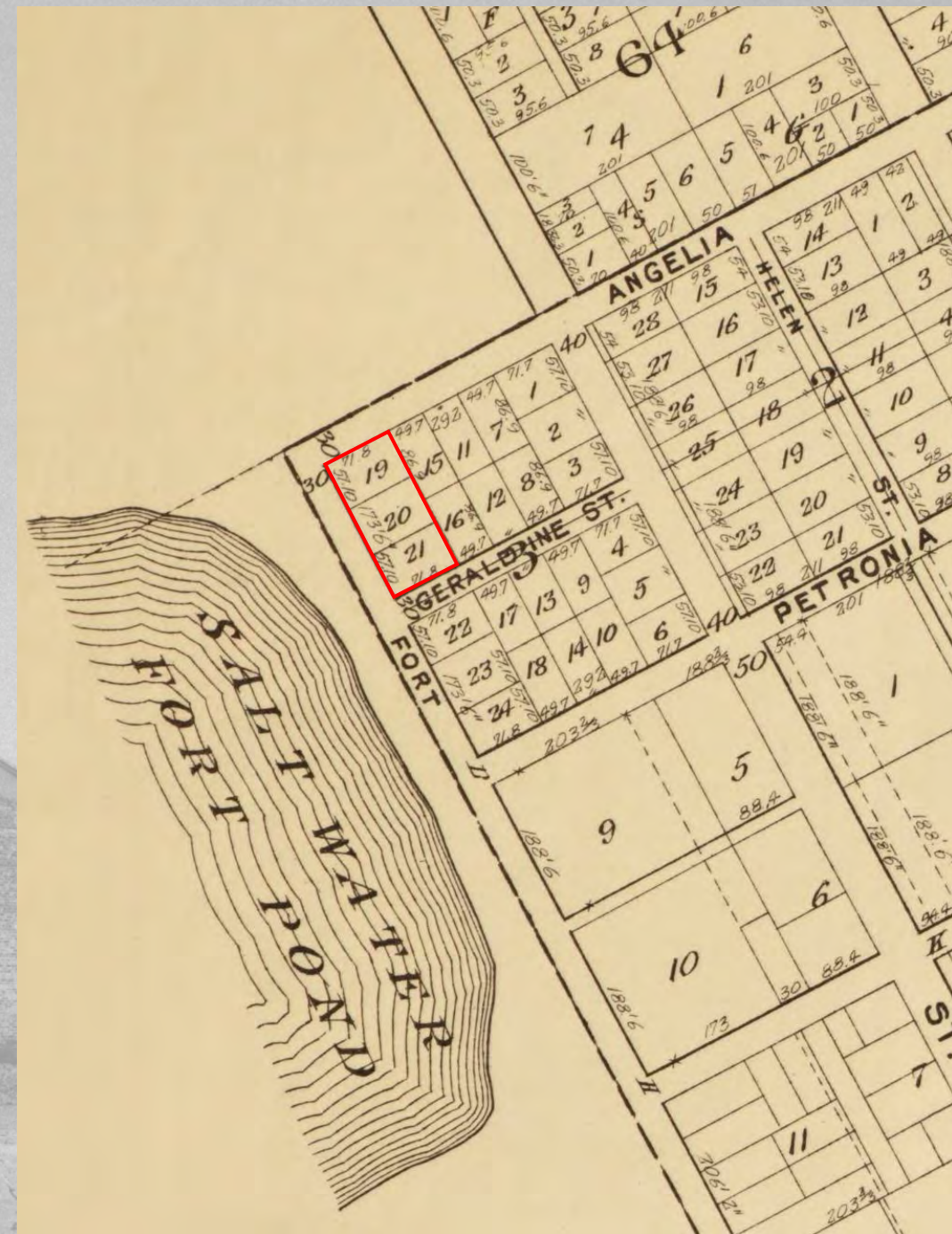
Originally constructed as a manufactured gas plant in 1884, the buildings originally were located on the pond/waterfront.

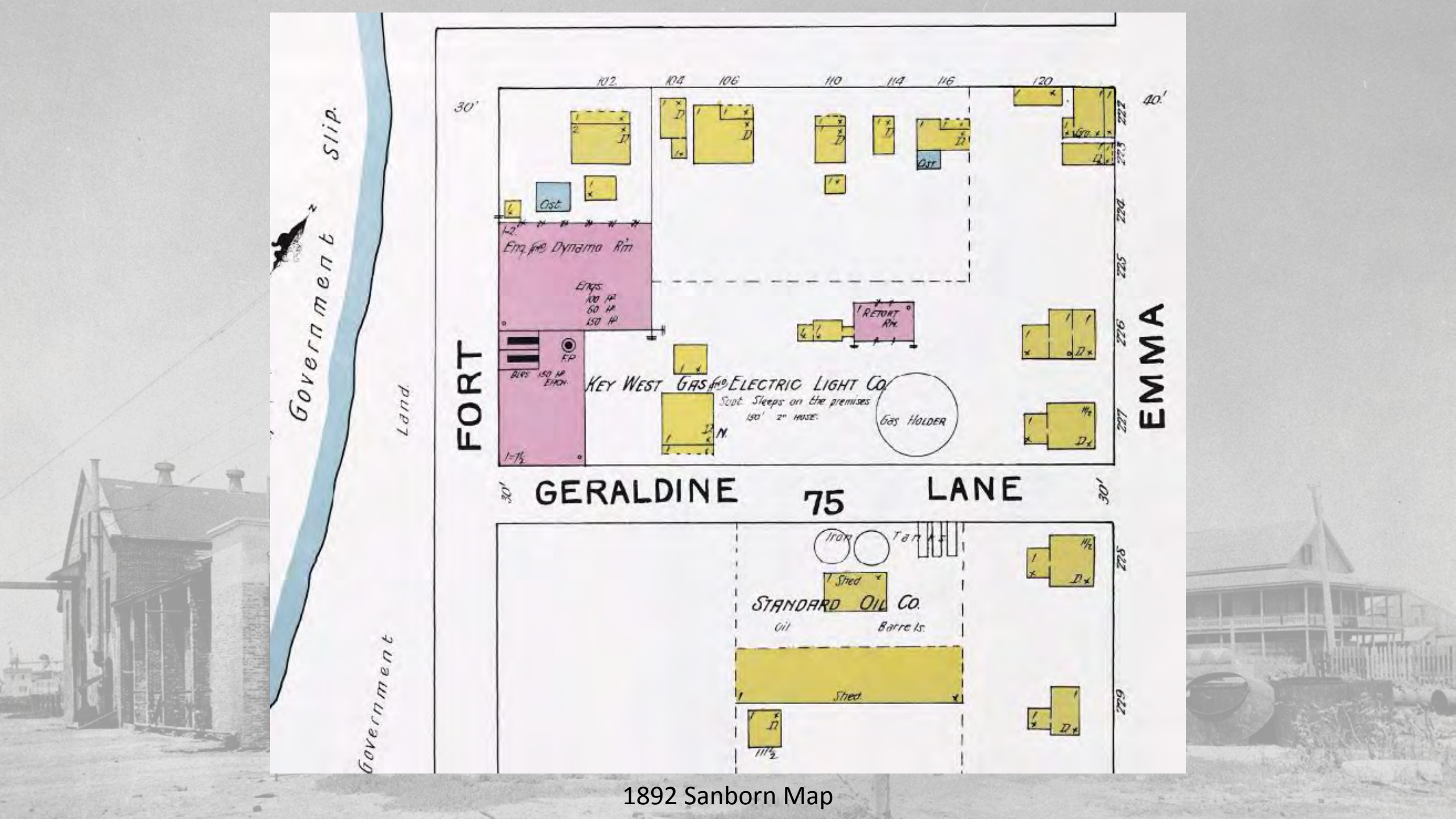
In 1887, the Key West Gas Light Co. amended its charter to allow the production of electricity and changed its name to Key West Gas and Electric Light Co. In 1889, the company discontinued the production of gas and began to generate electricity exclusively. They claim to be the first plant to generate electric power in the South.

Local myth was that Key West was the second city of its size to gain electricity and the last to gain indoor plumbing.¹

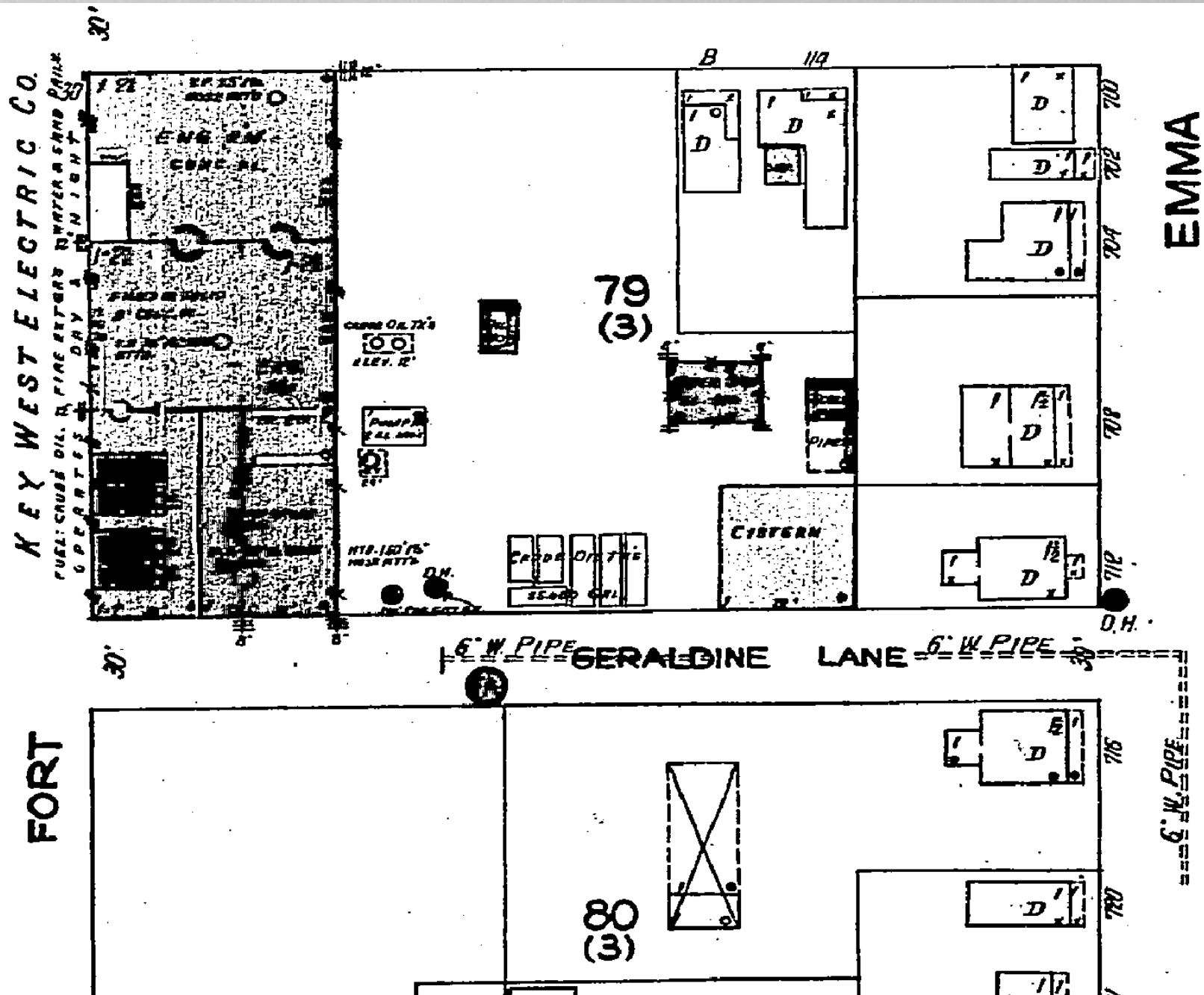
The complex closed in the late 1960s, and the buildings have not been in use since.

¹ Stan Windhorn and Wright Langley, *Yesterday's Key West*, 1973

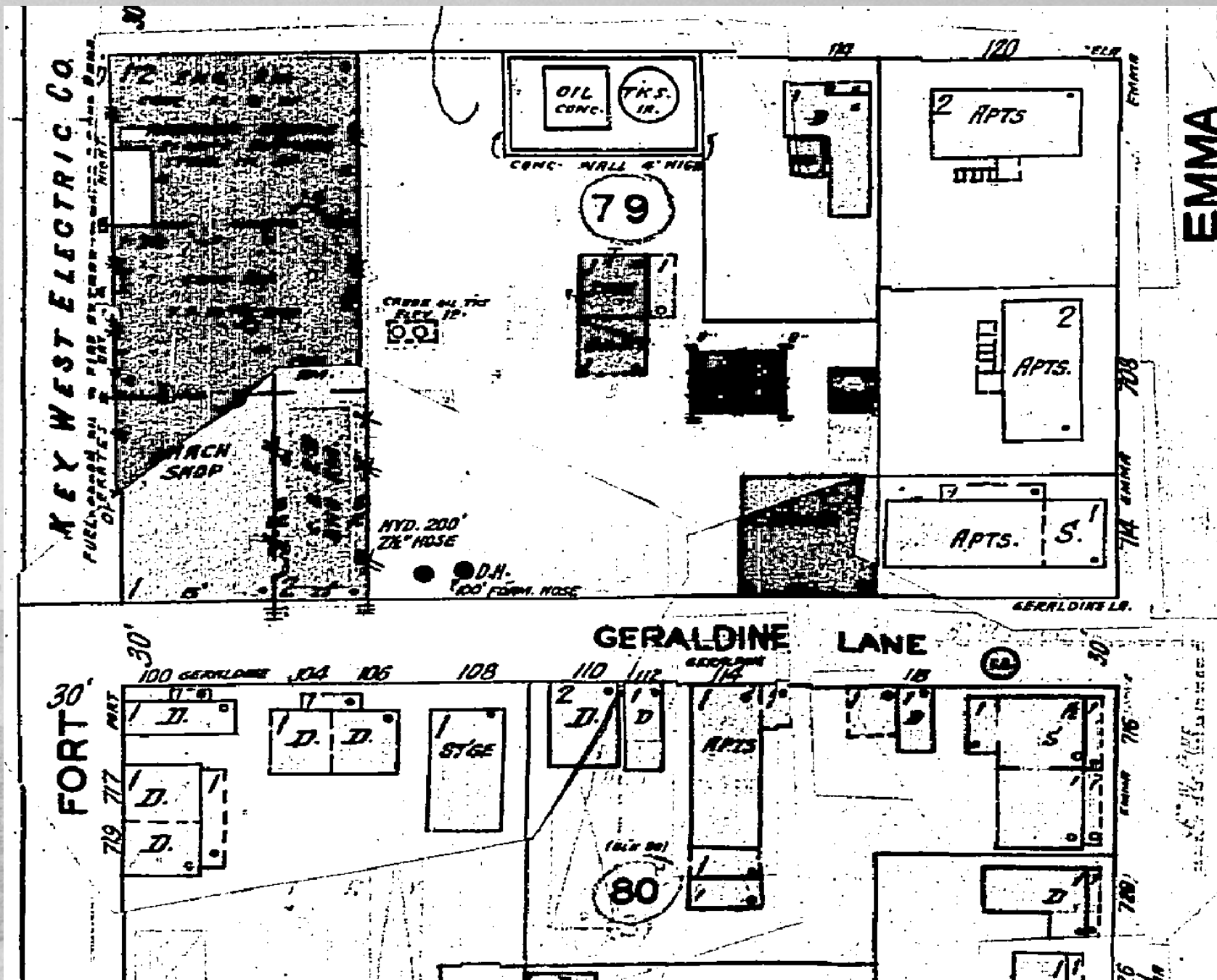




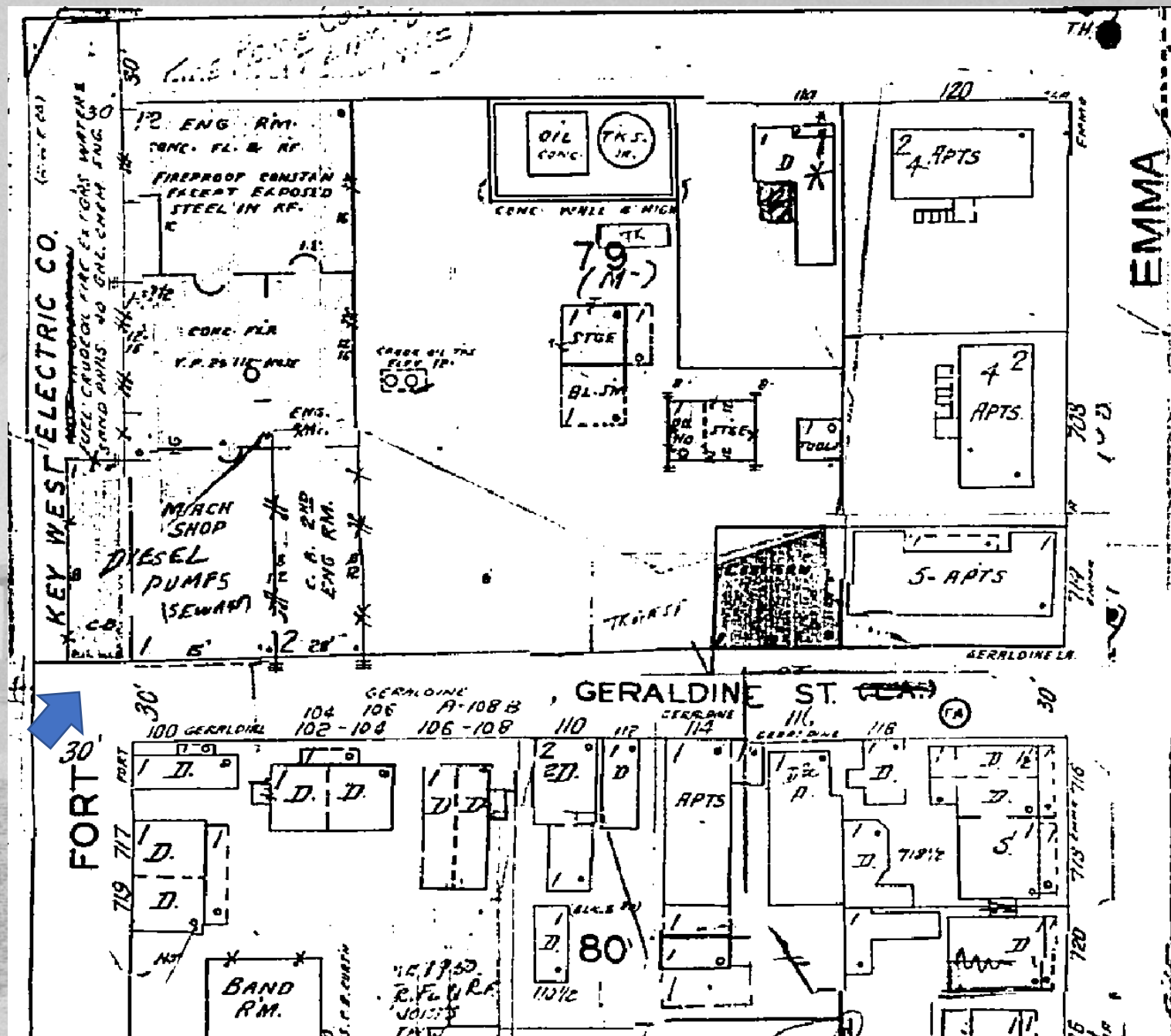
1892 Sanborn Map



1926 Sanborn Map

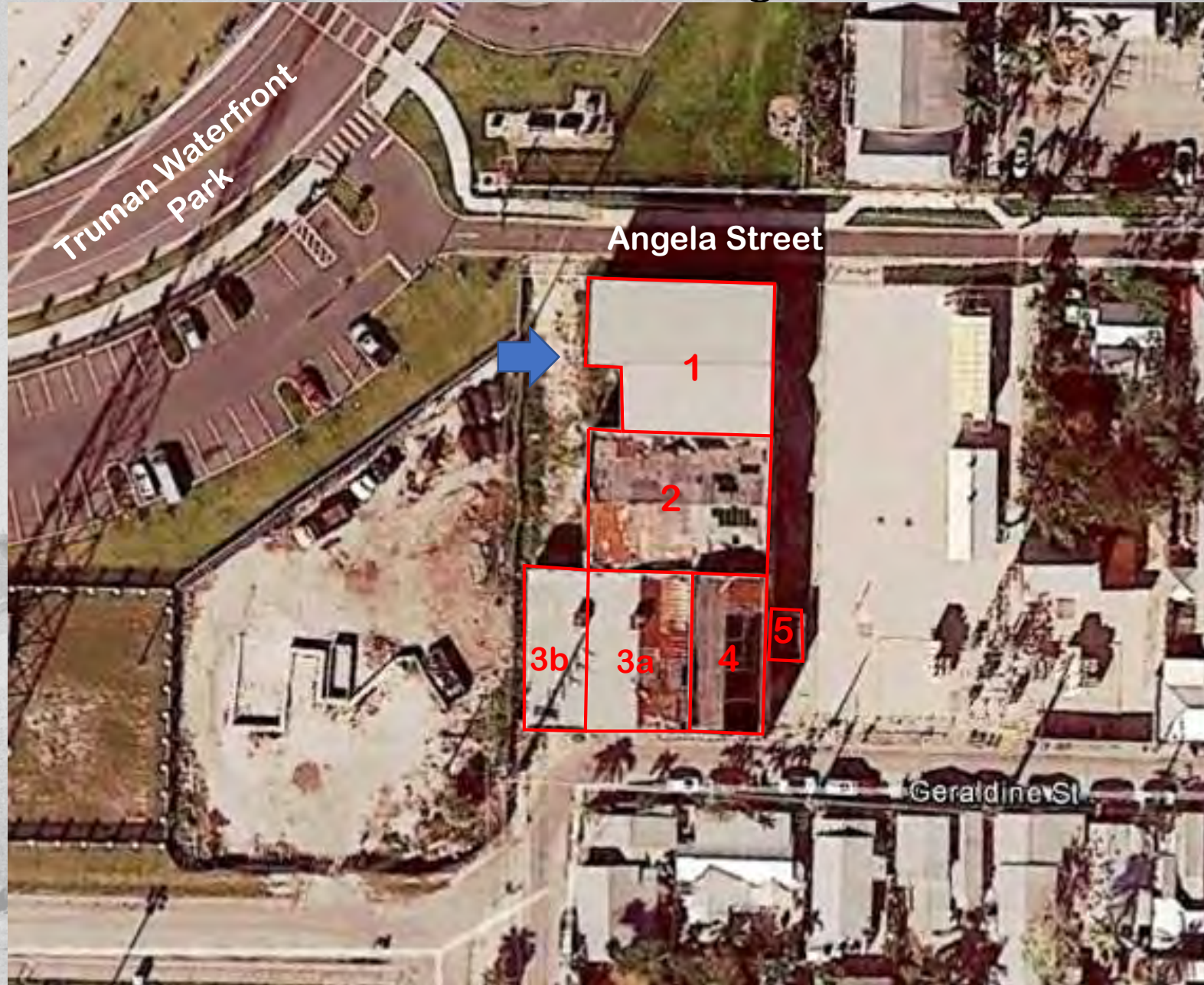


1948 Sanborn Map



1962 Sanborn Map

Building 1

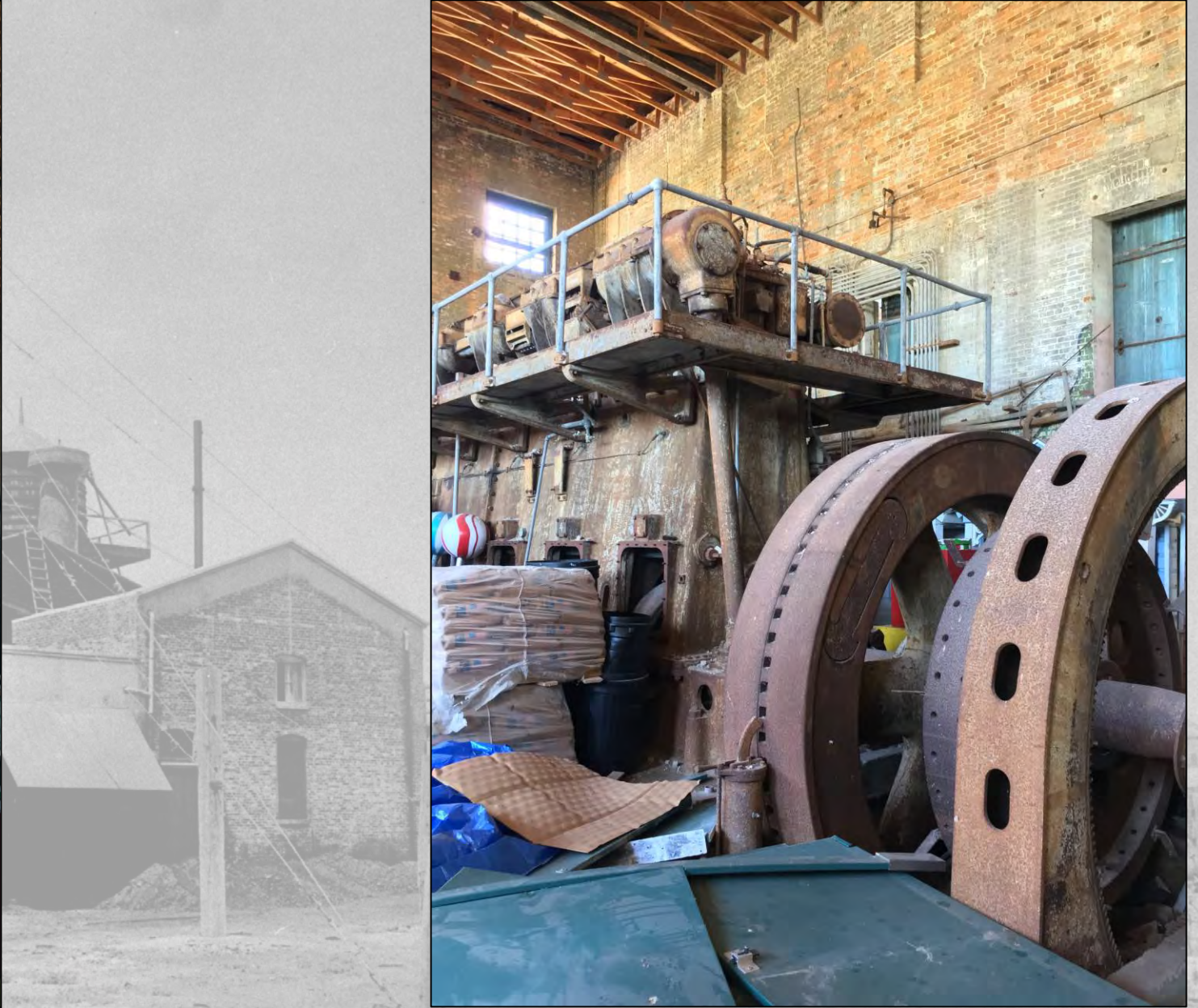


Building 1

- First appears on the 1926 Sanborn map, meaning it was constructed between 1912 and 1926.
- Building 1 had the roof redone after Wilma hit in 2005, and is considered to be in the best condition according to the AES Structural Report. It was not condemned by Chief Building Official.



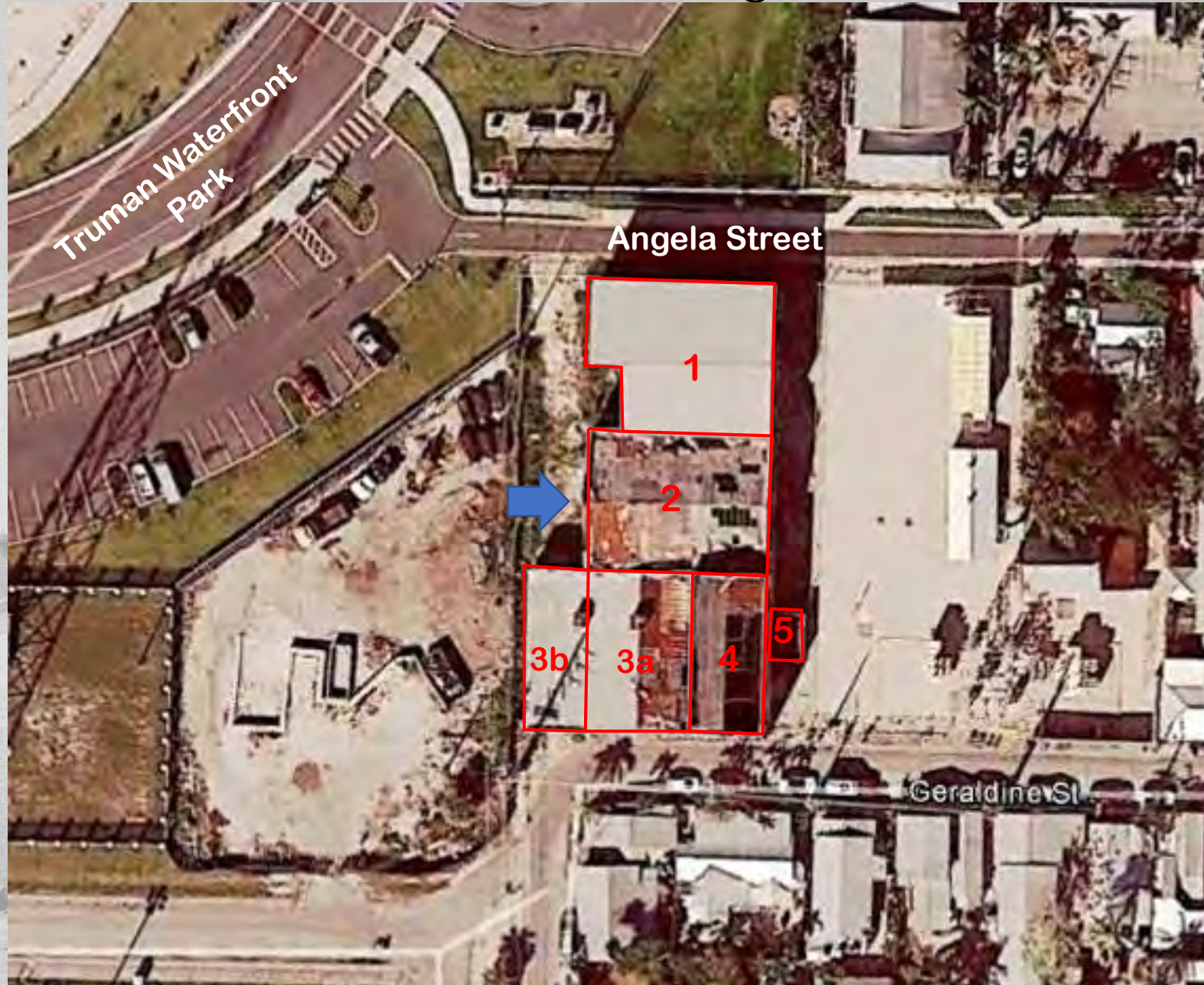
Building 1 - Interiors



Building 1 - Interiors



Building 2

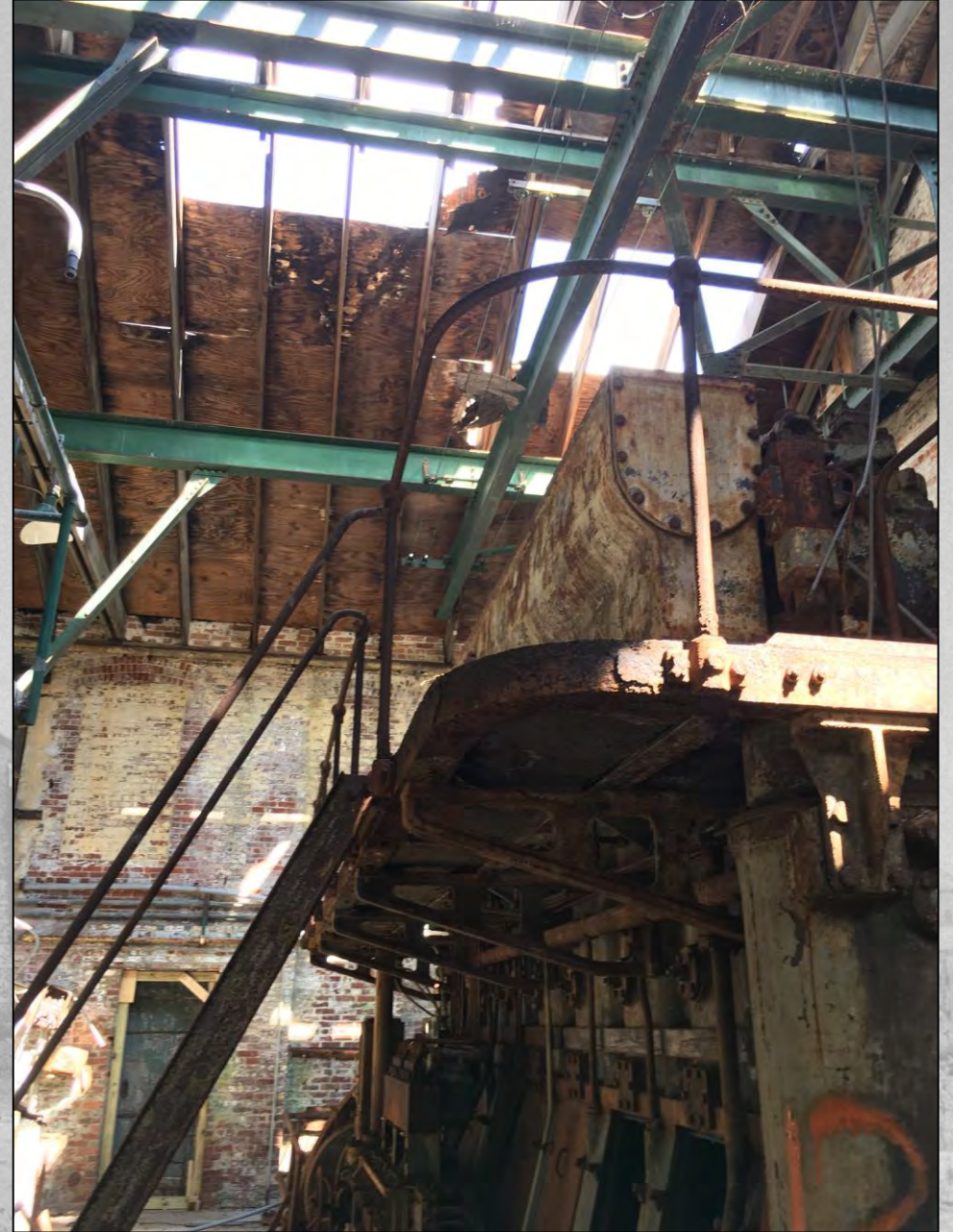


Building 2

- Part of the original complex, constructed in the 1880s.
- The building was considered to be in “much worse condition” than Building 1. It was not condemned by Chief Building Official.



Building 2 - Interiors



Building 2 - Interiors



Building 2 - Interiors

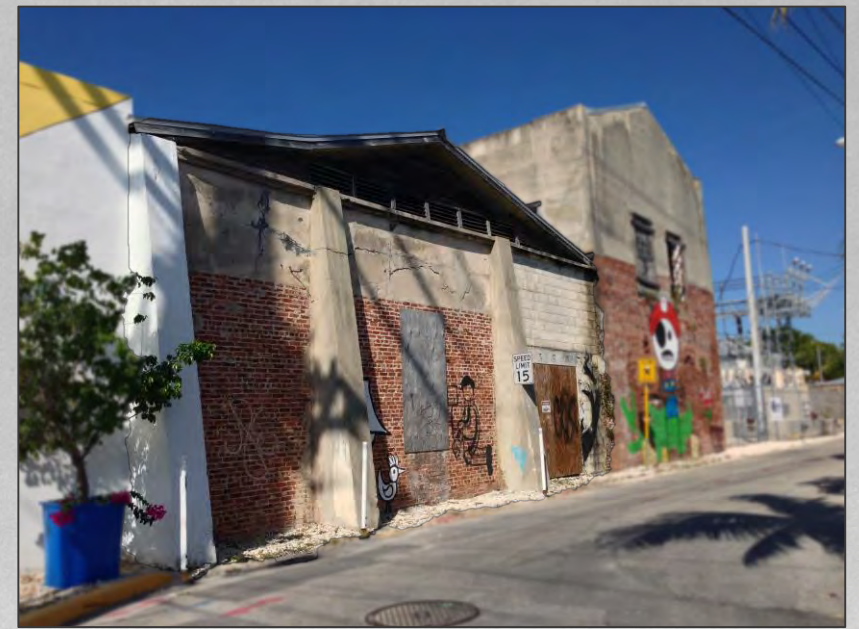
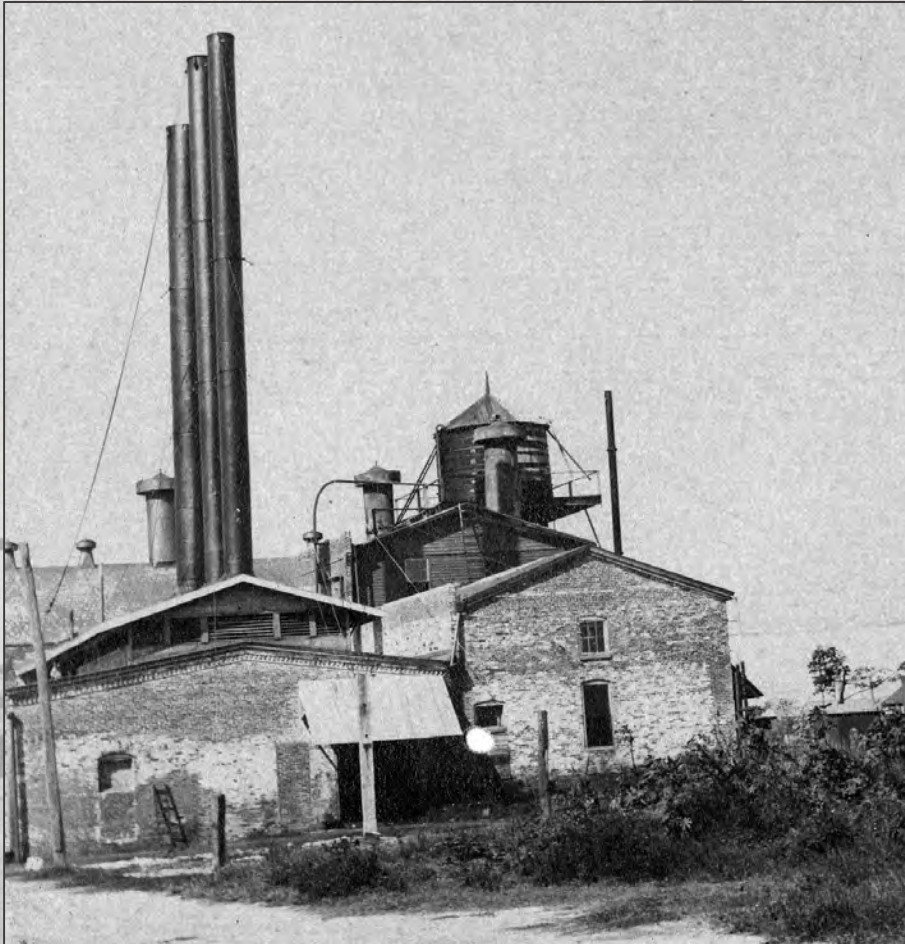


Building 3a



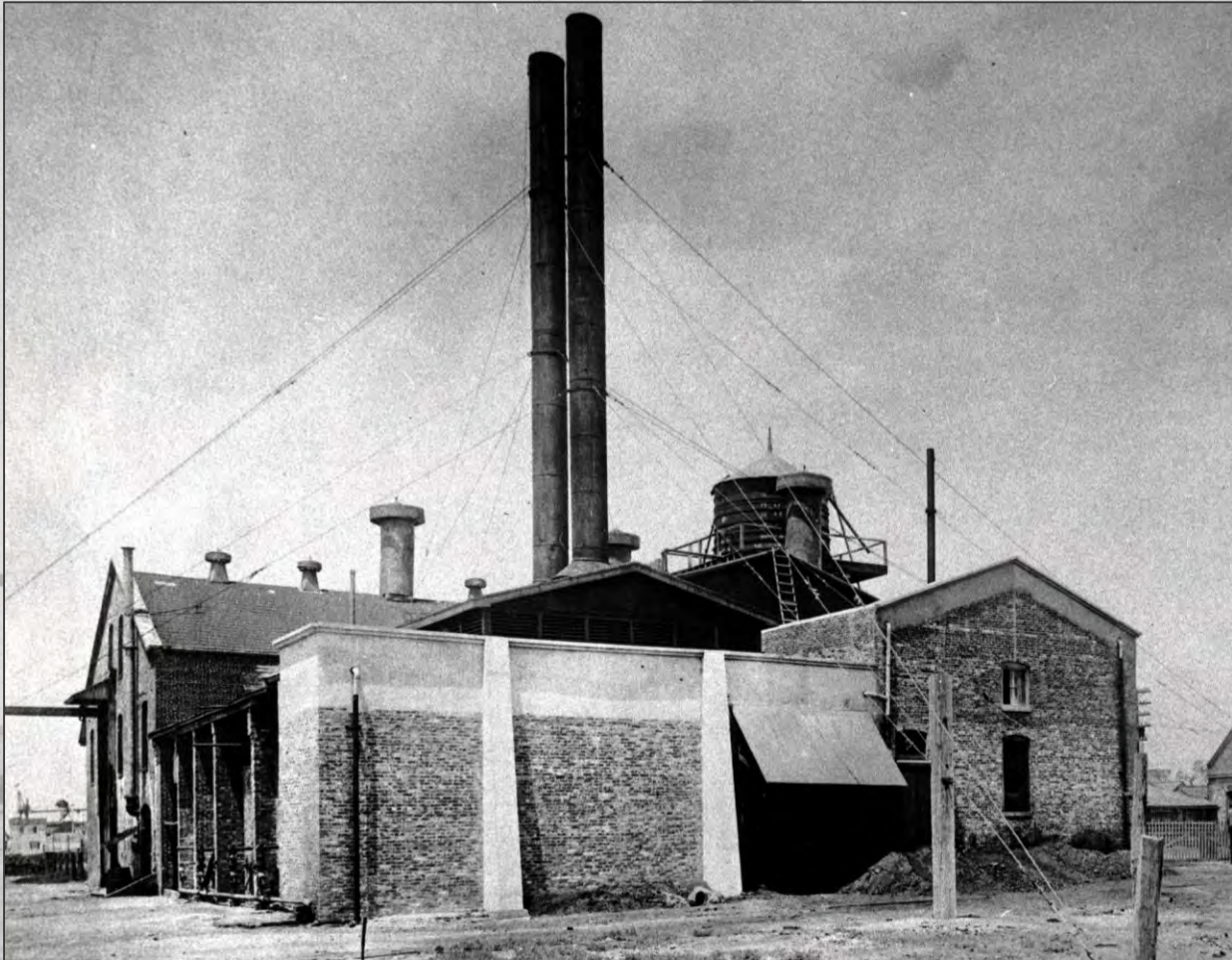
Building 3a

- Part of the original complex, first appearing on the 1892 Sanborn map.
- The building was originally a one story brick structure with classical detailing. The October 1909 hurricane destroyed the façade on Geraldine Street.

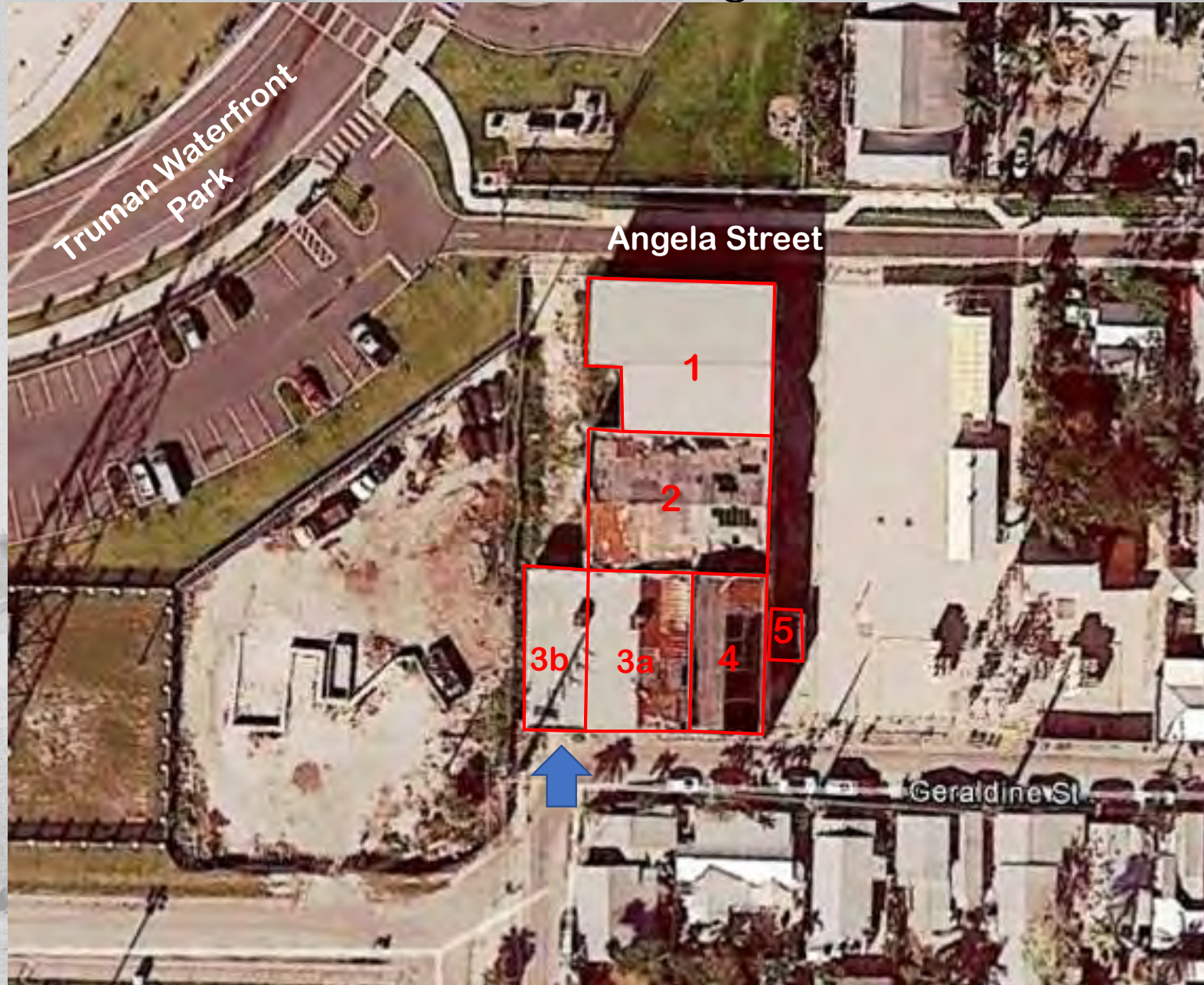


Building 3a

- In 1910, the new buttressed façade was constructed. The side of the building had a buttressed, brick wall as well. At some point, the roof was extended to be flush with the buttressed façade, and the right bay entrance was closed in with CMU.
- The AES Structural Report stated that Building 3 (including 3a and 3b) is in better condition than Building 2 and Building 4. It was condemned by the Chief Building Officer.



Building 3b



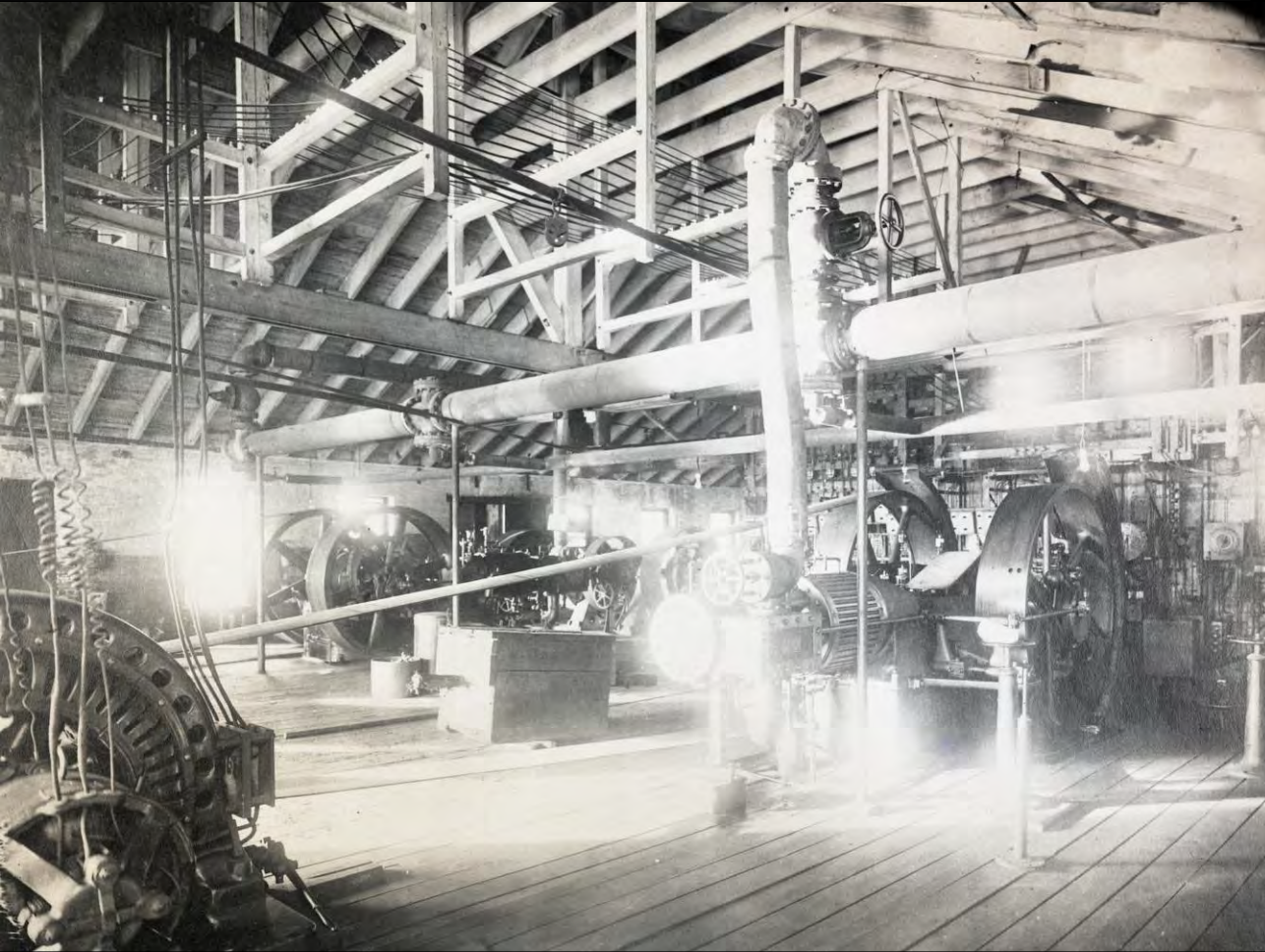
Building 3b



- Not part of the original complex. It was added onto Building 3a sometime in the mid-20th century, first appearing on the 1962 Sanborn map. It was built onto the existing Fort Street, severing the connection to Angela Street. The building is considered to be historic, as it is more than 50 years old.
- It should be determined which is more significant: this historic addition or the return of the Fort Street connection to Angela Street.
- The AES Structural Report stated that Building 3 (including 3a and 3b) is in better condition than Building 2 and Building 4. It was condemned by the Chief Building Officer.



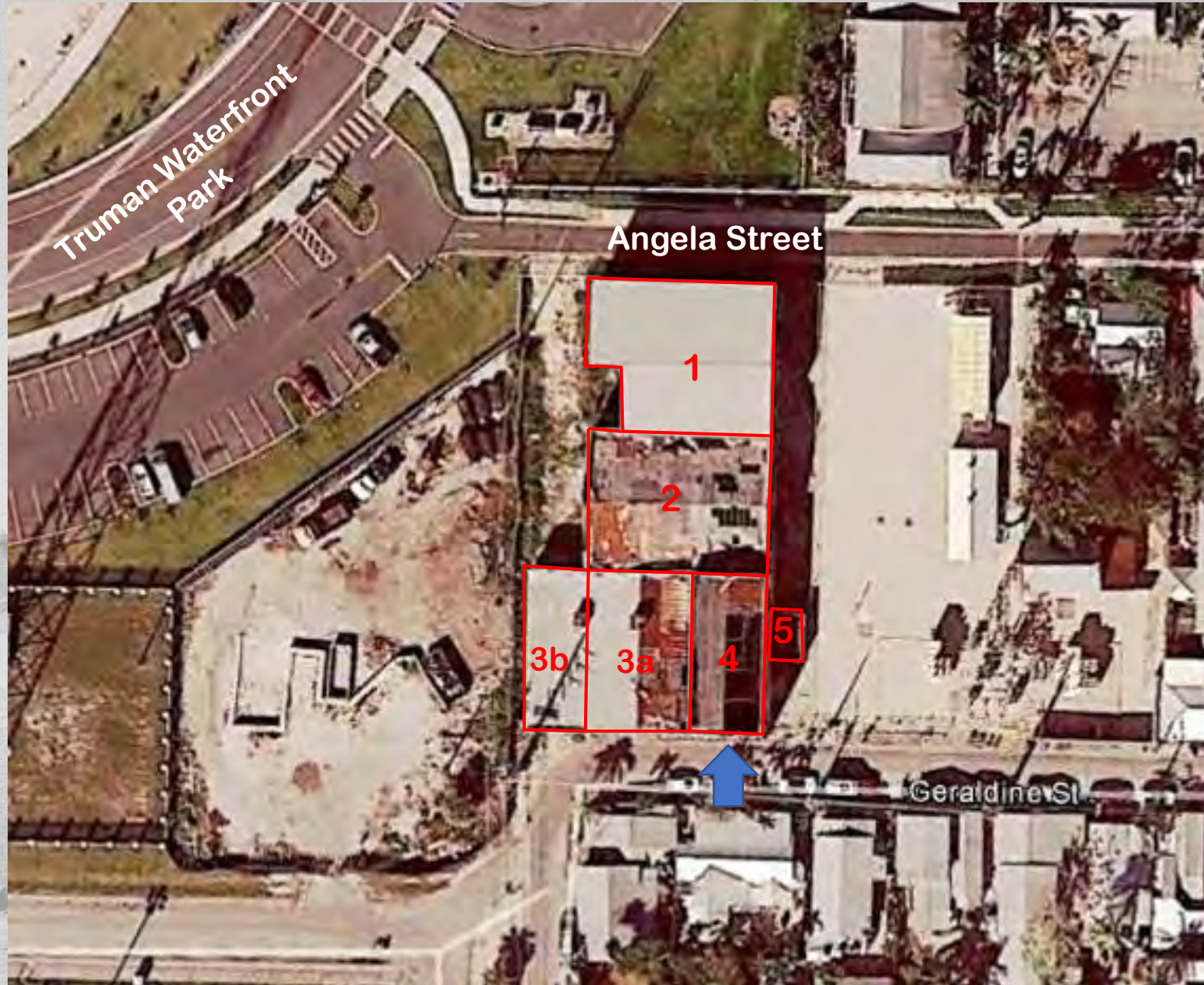
Building 3 - Interiors



Building 3 - Interiors

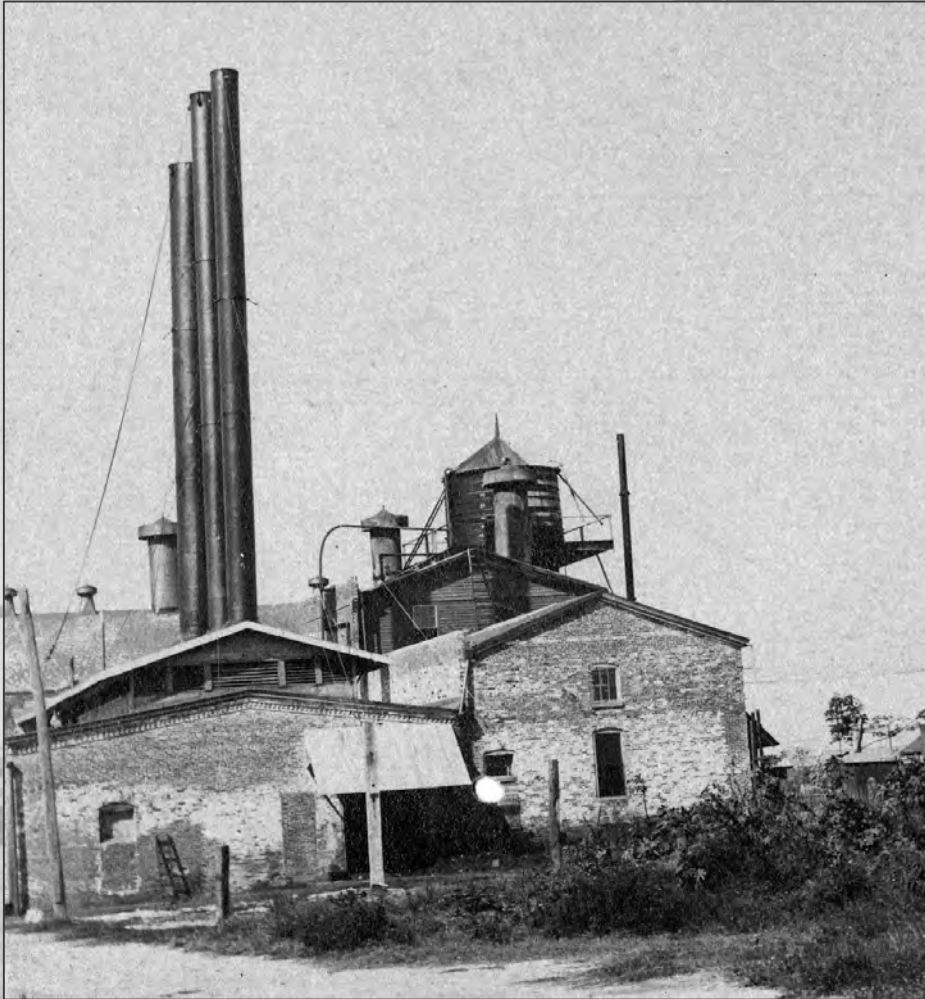


Building 4



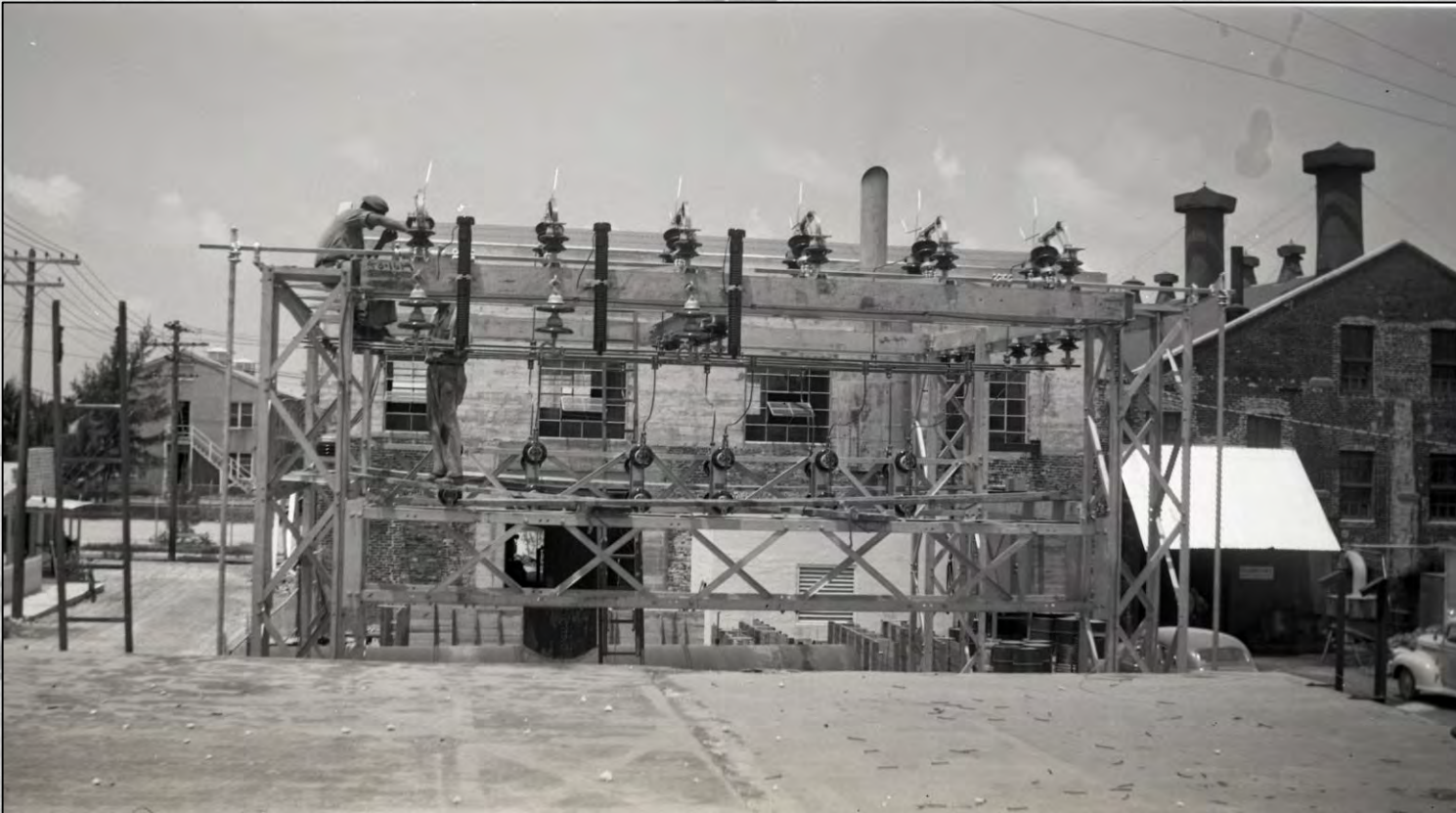
Building 4

- Constructed between 1892 and 1899. The structure was originally a shorter two-story building made entirely of brick with a rear wood structure that held a water tower and other equipment.
- The 1909 and 1910 Hurricanes destroyed the roof, and the structure was expanded with a steeper pitched roof in 1910.



Building 4

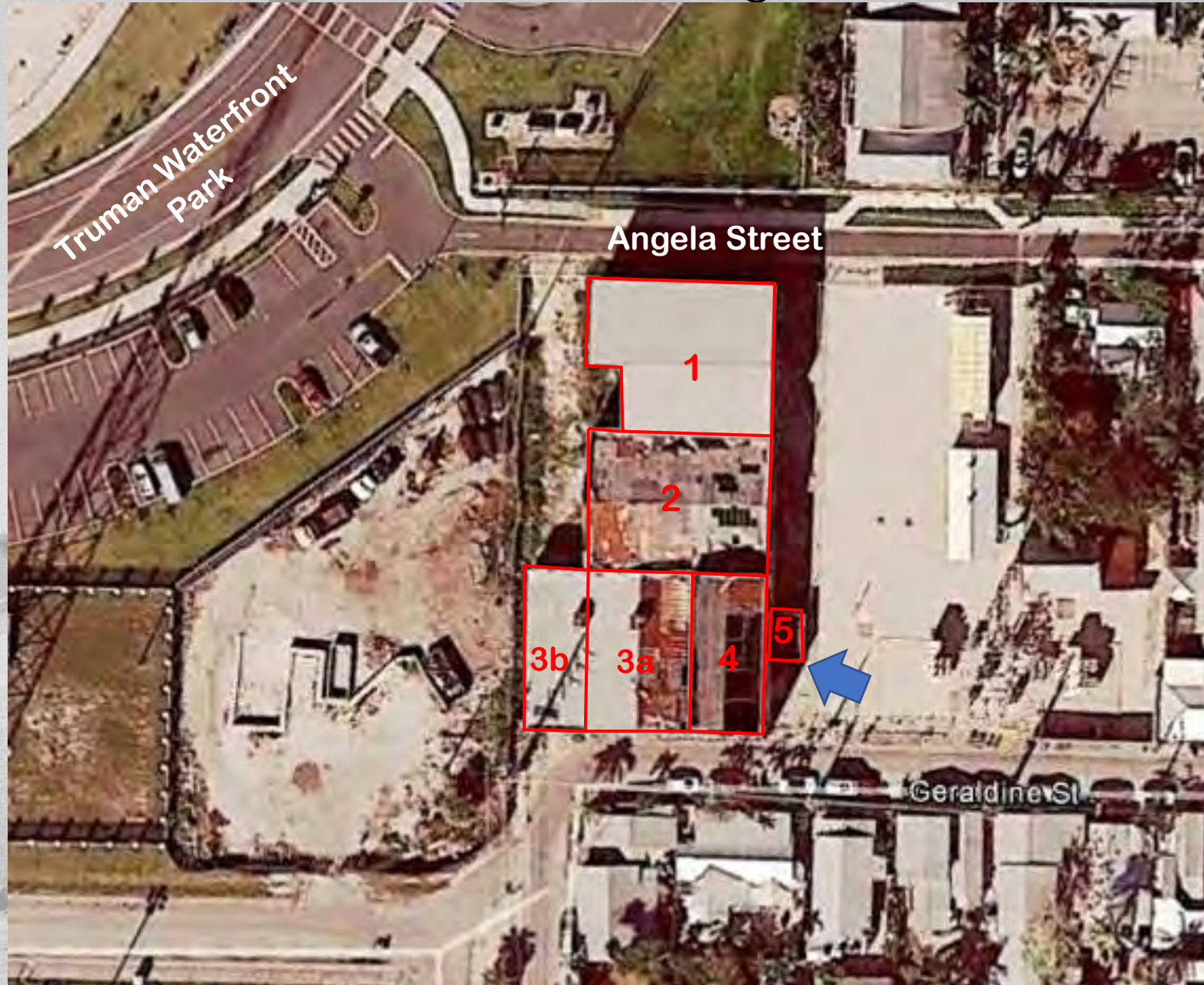
- By the 1950s, building was expanded to a taller building using concrete as the material for the second floor. The concrete was poured with forms. The second story windows were steel with blue glass.
- Considered to be in the worst condition out of the four buildings in the AES Structural Report. It was condemned by the Chief Building Official.



Building 4 - Interiors



Building 5



Building 5

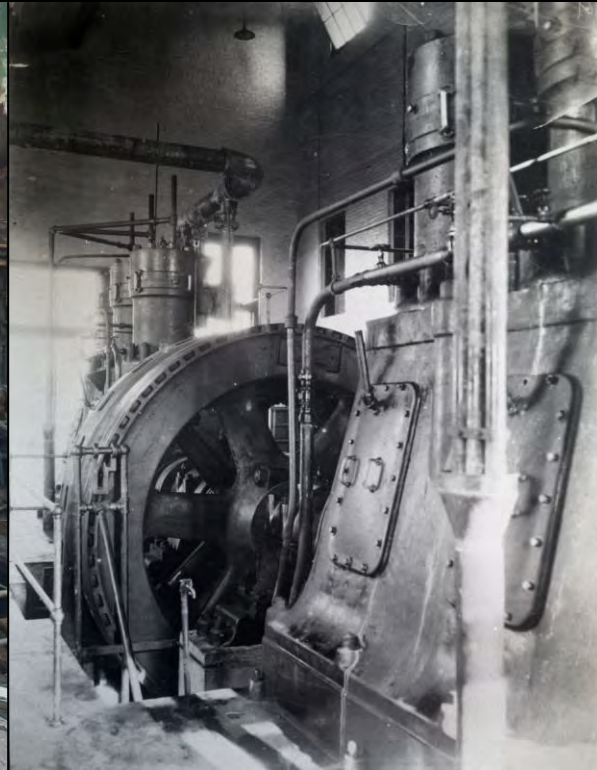
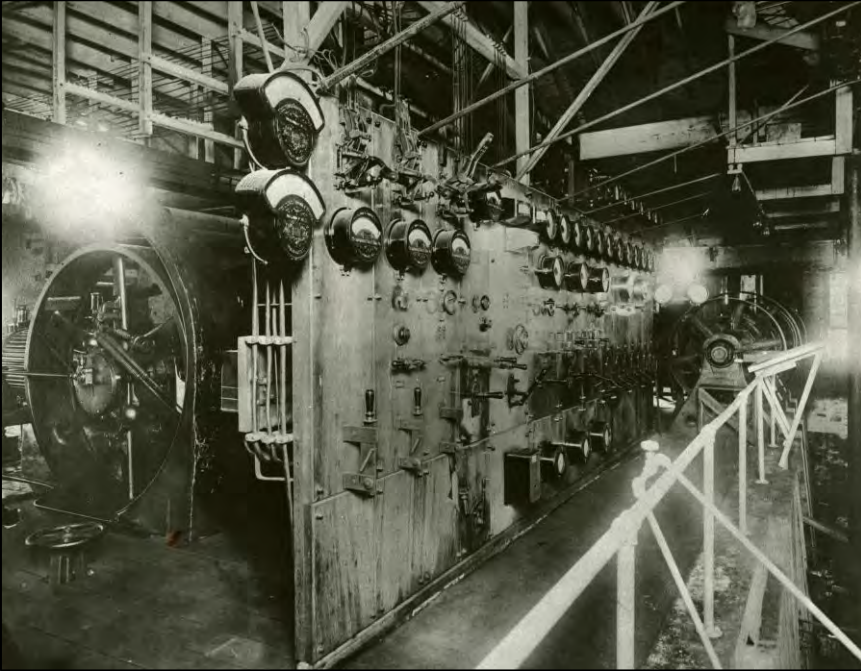


- Appears in a 1950s photograph of the complex, making it historic. It currently blocks eastern access of the complex.
- Staff finds no significance in this building.
- The building was stated to be in “good condition” by the AES Structural Report, but demolition was recommended. It was condemned by Chief Building Official.



Machinery

- Building contains historic machinery, such as Nordberg and Busch-Sulzer engines.
- Nordberg Manufacturing Company has a collection in the Smithsonian.



Potential Uses and the AMEC Environmental Report

- Property is currently zoned HMDR (Historic Medium Density Residential)
- Permitted Uses:
 - Single-family and two-family residential dwellings.
 - Multiple-family residential dwellings.
 - Group homes with less than or equal to six residents.
- Conditional Uses:
 - Group homes with seven to 14 residents.
 - Cultural and civic activities.
 - Educational institutions and day care.
 - Nursing homes/rest homes and convalescent homes.
 - Parks and recreation active and passive.
 - Places of worship.
 - Protective services.
 - Public and private utilities.
 - Parking lots and facilities.

- The AMEC Environmental Report recommends, “The future development and use of the Site should be limited to commercial structures and/or commercial purposes unless engineering controls are incorporated into the site development plan for residential uses.”

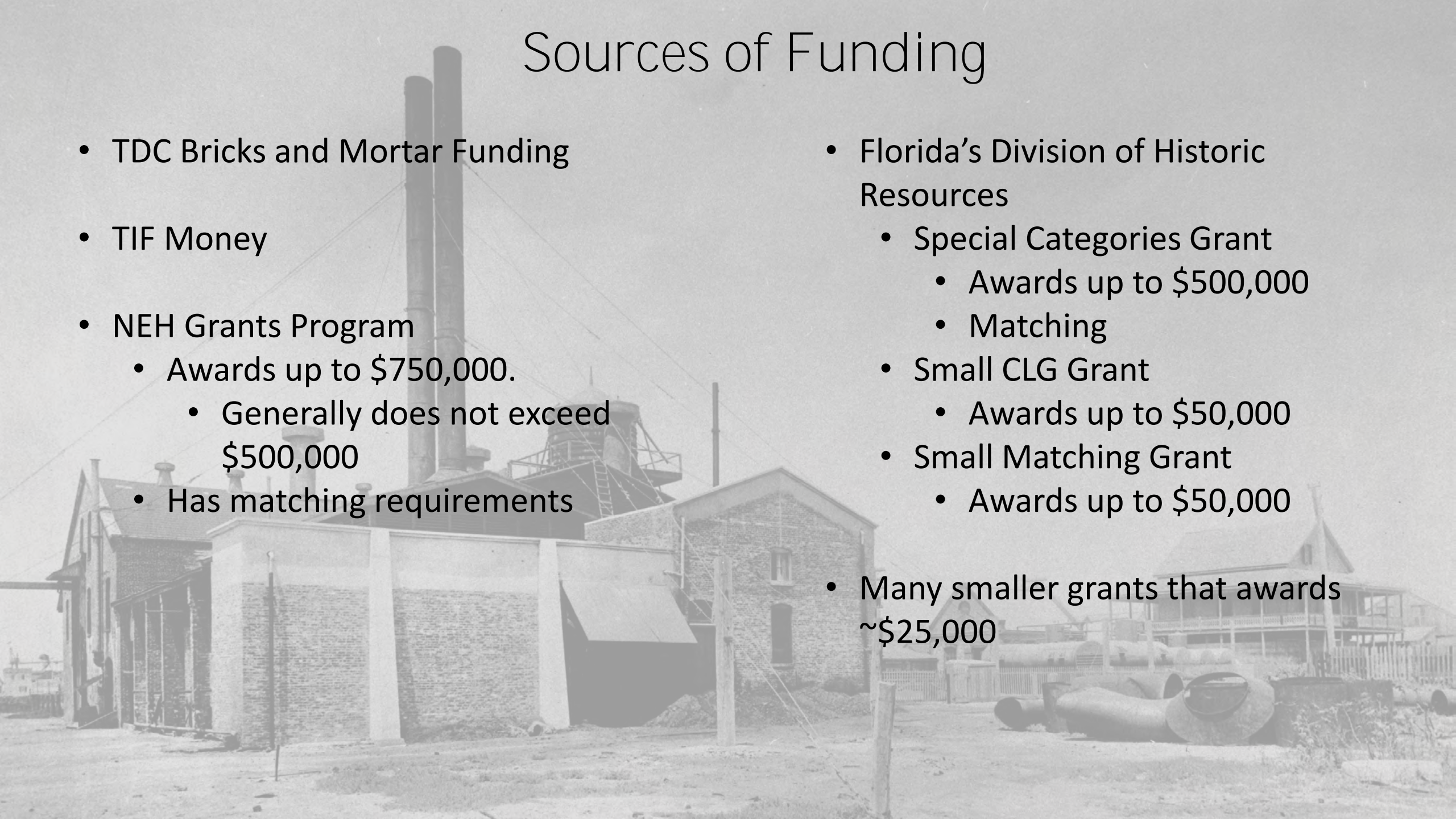


Possible Recommendations

- Bring back Mark J. Keister, P.E. from Atlantic Engineering Services to interpret their findings. Have him walk the site with the CBO
- Mothball the complex to stabilize it until funding is acquired and a plan is approved, including repairing the roof and closing up the windows
- Obtain an estimated cost to repair/stabilize the buildings
- Lease/Give the buildings to a non-profit for them to use and rehabilitate.
- Have the CBO give a detailed findings of fact in accordance with Sec. 14-76
- Have staff pursue sources of funding to obtain money to repair the building
- Have the machinery documented and researched for its significance/value before moving to recycle for scrap metal

Sources of Funding

- TDC Bricks and Mortar Funding
- TIF Money
- NEH Grants Program
 - Awards up to \$750,000.
 - Generally does not exceed \$500,000
 - Has matching requirements
- Florida's Division of Historic Resources
 - Special Categories Grant
 - Awards up to \$500,000
 - Matching
 - Small CLG Grant
 - Awards up to \$50,000
 - Small Matching Grant
 - Awards up to \$50,000
- Many smaller grants that awards ~\$25,000



Definitions

Restoration – The act or process of actually recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work. **(HARC Guidelines Definition)**

Rehabilitation – The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values. Rehabilitation involves adapting buildings for contemporary use while retaining significant historic features and appearance. **(HARC Guidelines Definition)**

Renovation – The act of restoring to a former better state (as by cleaning, repairing, or rebuilding) **(Merriam-Webster Definition)**

Remodel – Change the structure or form of (something, especially a building) **(Oxford Dictionary)**

Stabilize – Make or become unlikely to give way or overturn **(Oxford Dictionary)**

Stable – (of an object or structure) not likely to give way or overturn; firmly fixed. **(Oxford Dictionary)**